

ORDINANCE NO. 05-22

BY: Baker, Bullock, Kepple, Litten,
O'Malley, Rader, Shachner

AN ORDINANCE to take effect November 1, 2022 enacting requirements for structural engineer reports from property owners for the façade of any occupiable structure 30 years old and more than four stories in height, for any underground parking structure and any above ground parking structure.

WHEREAS, Lakewood's structures are aging, some of which are over 100 years old; and

WHEREAS, regular structural engineer reviews allow for the discovery of defects in structures that cannot be seen by the naked eye; and

WHEREAS, it is imperative that aging structures remain safe for users and occupants; now, therefore

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. That new Section 1306.75 Structural Engineer Report Requirement, of the Lakewood Codified Ordinances is hereby enacted to read as follows:

1306.75 Structural Engineer Report Requirement.

(a) All occupiable structures 30 years old and older, and 4 stories or more in height shall every three years have the exterior facades inspected to ASTM E2270 standards by a registered architect or engineer specializing in structural engineering and licensed to practice in the state of Ohio. The inspection shall include but shall not be limited to parapet walls, wall cladding, brick, stone, masonry, or any other exterior element creating the exterior wall construction, capping, or detailing. This report shall be provided to the Building Commissioner or his/her designee in writing every three years. The report shall be prepared by and bear the seal of a registered architect or engineer who specializes in structural engineering as well as his/her observations of the façade. If the report reveals an immediately hazardous condition, the owner shall immediately begin repair, reinforcement or precautionary measures as to abate the immediate hazard and within 24 hours, notify the Building Commissioner for further direction. After review of the report the Building Commissioner or his/her designee will provide in writing to the building owner a report with the corrections to be made as well as a timeline to make those corrections in (if any corrections are necessary). All conditions noted in the Building Commissioner's report shall be abated within a reasonable time as determined by the Building Commissioner by a company qualified to make those repairs, also as determined by the Building Commissioner, after first submitting permit applications and construction documents sealed by an architect or engineer specializing in structural engineering. No work shall commence prior to the issuance of a permit by the Division of Housing and Building.

(b) All above ground parking structures, having 10 spaces or more, and all below ground parking structures shall every three years be inspected by a registered architect or engineer specializing in structural engineering and licensed to practice in the State of Ohio. The inspection shall include but not limited to all structural components, columns, piers, beams, concrete, steel, roof decks, floor and pavement, exterior cladding if applicable. The registered architect or engineer specializing in structural engineering shall provide in writing bearing his/her seal a report specifying

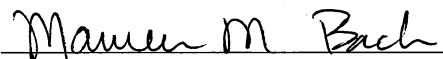
the areas of concern as well as the repairs required (if any are necessary). If the report reveals an immediately hazardous condition, the owner shall immediately begin repair, reinforcement or precautionary measures as to abate the immediate hazard and within 24 hours, notify the Building Commissioner for further direction. The Building Commissioner or his/her designee will then respond to the building owner in writing the corrections to be made, as well as a timeline to complete the repairs. All conditions noted in the Building Commissioner's response shall be abated within a reasonable time as determined by the Building Commissioner by a company qualified to make those repairs, also as determined by the Building Commissioner, after first submitting permit applications and construction documents sealed by an architect or engineer specializing in structural engineering. No work shall commence prior to the issuance of a permit by the Division of Housing and Building.

Section 2. The Building Commissioner is hereby authorized to accept a structural engineer's report required by Section 1306.75 of the Lakewood Codified Ordinances that is dated within 12 months of the effective date of this ordinance.

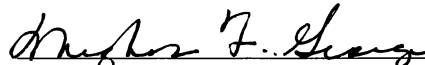
Section 3. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Adopted 3/21/22


Daniel J. O'Malley, President of Council


Maureen M. Bach, Clerk of Council

Approved 3/24/22


Meghan F. George, Mayor